

Carlisle Housing Authority

Meeting Minutes

December 14, 2015

Present: Alan Lehotsky, Chair; Carolyn Ing; Mark Levitan; Steven Pearlman; Elizabeth DeMille Barnett, Housing Coordinator. **Not present:** Barbara Bjornson.

1. Meeting called to order at 7:40 p.m.

2. Old Business

A. Benfield Farms.

- i. **TD Foundation Solar Panel Grant.** Alan Lehotsky, reported that NOAH had received a \$100,000 grant from TD Bank Foundation for solar panels for the senior housing development. He noted that this will allow NOAH to purchase the solar panels which it previously had hoped to install. Mark Levitan asked Ms. Barnett to share this information with the *Carlisle Mosquito*, as many in Town who support the expanded use of solar power, would be interested in hearing this news.
- ii. **Board of Health Temporary Certificate of Compliance.** Per agreement with the Board of Health (BOH), NOAH has continued to conduct weekly tests on its Micro-Fast pre-treatment system in order to reduce nitrogen levels. According to NOAH, over the past few months, these test results have seen significant improvement. Early next year, NOAH has plans to construct a shed which will allow the disbursement of pre-treatment system chemicals (primarily carbon and baking soda) to stabilize test results as well as to install a vent to remove odors.

In order to conduct these weekly BOH-required tests, NOAH is removing the manhole covers over the pre-treatment tanks. Some residents have complained of intermittent odors. Other residents have complained of odors coming from their sinks/drains. Other residents have not had problems with odors and/or their drains. NOAH has kindly allowed the BOH to schedule a regular meeting at the development for December 15, 2015. Following discussion, consensus of the meeting, was that Steven Pearlman and Ms. Barnett will plan to attend this BOH meeting on behalf of the Housing Authority and will report back at its next meeting.

B. TILL, Inc. Group Home

- i. **Massachusetts Wetlands Protection Act Notice of Intent application.** Steven Pearlman briefed the Housing Authority on his continued discussions with the past and current Conservation Commission Chairs, and an agreement which has been arrived at for an Amended Order of Conditions to the Conservation Commission's Wetlands Order of Conditions issued on November 20, 2015. As agreed at the previous Housing Authority meeting, due to the Conservation Commission's concern about protecting sensitive resource areas on the site, additional engineering work has been provided. Mr. Pearlman also reported that consensus had been come to that MassDEP stormwater management standards do not apply to this group home residence. He noted that the Amended Order of

Conditions will be submitted to the Conservation Commission at its December 17, 2015 meeting for review for approval.

Ms. Barnett reported that the Conservation Commission's November 20th Order of Conditions for the TILL, Inc. group home had been recorded at the Middlesex Registry of Deeds North a week ago.

C. Community Preservation Act Funding Requests for Fiscal Year 2017. Discussion followed on potential initiatives/projects which might be pursued and require CPA funding in the coming year. Consensus was that the Housing Authority re-approach the Planning Board, in order to work collaboratively on an Inclusionary Zoning Bylaw which had been tabled for further study in 2014.

- 3. Massachusetts Housing Partnership Municipal Trust Workshop Update.** Carolyn Ing reported on the day-long MHP workshop which she had attended on December 8th in Acton, Massachusetts with four Affordable Housing Trustees and the Housing Coordinator. She said there were a number of communities represented from the state. The workshop had been an excellent opportunity to learn about Affordable Housing Trust initiatives in other communities, particularly those smaller towns which were similar to Carlisle.
- 4. Next Meeting Date(s):** Monday, January 11, 2016 at 7:30 p.m.
- 5. Minutes approved.** Ms. Ing made a motion to approve the November 23, 2015 Minutes. Mr. Pearlman seconded the motion. All present aye, the motion passed. Mr. Levitan made a motion to approve the December 3, 2015 Minutes. Ms. Ing seconded the motion. All present, aye, the motion passed. Ms. Ing made a motion to approve the November 9, 2015 Minutes. Mr. Pearlman seconded the motion. All aye, the motion passed.
- 6. Meeting Adjourned** at 8:50 p.m.

Respectfully submitted,

Elizabeth DeMille Barnett, Housing Coordinator